

**BUILDING RESTRICTIONS:**

THESE COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 1980, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE 10 YEAR PERIODS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST PERSONS VIOLATING OR ATTEMPT TO VIOLATE ANY SUCH COVENANTS, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR DUES FOR SUCH VIOLATIONS.

INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS, OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE SUBDIVIDED.
2. MINIMUM FRONT YARD SETBACK TO BE 35 FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF 10 FEET AND THE OTHER WITH A MINIMUM WIDTH OF 5 FEET.
4. NO PORCHES OR OPEN CARPORTS MAY BE ENCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF DESOTO COUNTY.
5. AN UNATTACHED ACCESSORY BUILDING, NOT FOR LIVING PURPOSES MAY BE ERRECTED IN THE REAR YARD.
6. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENTS, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 500 SQUARE FEET AND FOR ONE AND ONE-HALF STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGES, OR CARPORTS SHALL BE 800 SQUARE FEET.
7. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER STRUCTURE OF A TEMPORARY NATURE IS TO BE USED AS A RESIDENCE AT ANY TIME.
8. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREIN WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

**LEGAL DESCRIPTION:**  
(AS PER DEED OF RECORD)

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHAVEN ELEMENTARY SCHOOL LOT, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF FARMINGTON DRIVE WEST, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 220 OF 'REVISED PLAN OF SECTION C, CARRIAGE HILLS SUBDIVISION'; THENCE NORTHWESTERLY, ALONG THE NORTH LINE OF SAID SCHOOL LOT AND THE SOUTHERLY LINE OF SAID LOT 220, 150.00 FEET; THENCE SOUTHWESTERLY, 94.30 FEET TO A POINT THAT IS 150.00 FEET WESTERLY OF SAID STREET RIGHT-OF-WAY; THENCE SOUTHERLY, 94.30 FEET TO A POINT THAT IS 150.00 FEET WESTERLY OF SAID STREET RIGHT-OF-WAY; THENCE SOUTHERLY, 80.50 FEET TO A POINT THAT IS 150.00 FEET WESTERLY OF SAID STREET RIGHT-OF-WAY; THENCE SOUTH, 70.00 FEET (MEASURES 71.68 FEET); THENCE AT AN INTERNAL ANGLE OF 90 DEGREES, 150.00 FEET EASTERLY TO A POINT ON SAID STREET RIGHT-OF-WAY; THENCE NORTHWARDLY, ALONG THE WESTERLY LINE OF FARMINGTON DRIVE WEST, A DISTANCE OF 265.27 FEET TO THE POINT OF BEGINNING. CONTAINING 1.03 ACRES MORE OR LESS.

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

I, JOHN E. SARTAIN, OWNER OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER. I HEREBY CERTIFY THAT I AM THE OWNER DULY AUTHORIZED TO DO AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

*John E. Sartain*  
JOHN E. SARTAIN, OWNER

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

BEFORE ME, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN E. SARTAIN, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH, ACKNOWLEDGED HIMSELF TO BE THE OWNER AND AS SUCH, SIGNED AND DELIVERED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

MY COMMISSION EXPIRES 3-24-79

*Sarah J. Betts*  
NOTARY PUBLIC

APPROVED BY THE SUPERVISORS OF DESOTO COUNTY ON THE 4<sup>th</sup> DAY OF February, 1976.

*Walter A. Roberts*, PRESIDENT *H. M. Suggs*, CLERK OF THE BOARD

APPROVED BY THE DESOTO PLANNING COMMISSION ON THE 30<sup>th</sup> DAY OF December, 1976.

*Harold E. Guerin*, CHAIRMAN ATTEST: *J. L. Turner*, SECRETARY

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

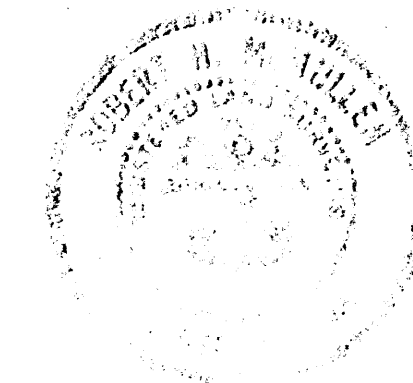
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10 O'CLOCK AM ON THE 11 DAY OF Feb, 1976, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 14 AT PAGE(S) 51.

*H. M. Suggs*  
CHANCERY COURT CLERK

**CERTIFICATE OF SURVEY:**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PARCELS OF LAND SHOWN HEREON AND THIS PLAT CORRECTLY REPRESENTS THE SURVEY THEREOF AND THAT SAME IS TRUE AND CORRECT.

*R. H. McMullen*  
R. H. McMULLEN



FIRST ADDITION TO REVISED PLAN  
**SECTION "C"**  
**CARRIAGE HILLS SUBDIVISION**  
1.036 ACRES IN SECTION 23, T-1-S, R-8-W  
DESOTO COUNTY, MISSISSIPPI  
PREPARED BY: GUARANTEE SURVEY COMPANY, MEMPHIS, TENNESSEE - JANUARY 1976